Jeffrey I. Golden, A Partner of GOLDEN GOODRICH LLP 3070 Bristol Street, Suite 640 Costa Mesa, California 92626 Telephone: 714-966-1000 Facsimile: 714-966-1002 4 Chapter 7 Trustee 5 6 7 8 9 UNITED STATES BANKRUPTCY COURT 10 CENTRAL DISTRICT OF CALIFORNIA 11 SANTA ANA DIVISION 12 In re 13 Case No. 8:21-bk-11710-SC Chapter 7 JAMIE LYNN GALLIAN, AMENDED CHAPTER 7 TRUSTEE'S REPORT OF SALE [FRBP 6004(f)(1)] 15 Debtor. 16 [No Hearing Required] 17 PLEASE BE ADVISED that this retroactively amends and supersedes the prior 18 report at Docket No. 634. PLEASE ALSO BE ADVISED that on April 10, 2025 and April 19 14, 2025 (Docket nos. 593 and 598 respectively), the above-captioned Court approved 20 the sale (the "Sale") of assets as listed in the Report of Sale attached hereto. The Sale 21 was approved pursuant to a properly noticed motion filed by the duly appointed chapter 7 trustee of the instant bankruptcy estate, Jeffrey I. Golden (the "Trustee"). The attached 22 23 Report of Sale provides a description of the property sold, name of the buyer, and the price received. The Sale has been completed. 24 25 Respectfully submitted, 26 27 Dated: July 8, 2025

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JEFFREY I. GOLDEN

Chapter 7 Trustee

REPORT

1		REPORT OF SALE	
2	Property Sold:	Manufactured Home located at 16222 Monterey Lane, Space 376	
3		16222 Monterey Lane, Space 376 Huntington Beach, CA 92649 Decal No. LBM1081	
4	<u>Buyer</u> :	Gregory A. Peplin	
5	Purchase Price:	\$276,000.00	
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		2	REPORT



Escrow No.: 0000065248-08 Escrow Officer: Janice Bracht Date: June 30, 2025

6615 E. Pacific Coast Highway, Suite 240 • Long Beach, CA 90803 OFFICE (562) 493-9393 • Fax: (562) 493-9357

## SELLER'S FINAL SETTLEMENT STATEMENT

16222 Monterey Lane Space 376 PROPERTY:

Huntington Beach, CA 92649

DATE:

June 30, 2025

June 30, 2025

CLOSING DATE: DISBURSEMENT DATE:

June 30, 2025

Bankruptcy Estate of Jamie Lynn

SELLER:

**ESCROW NO.:** 

0000065248-08

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NANCIAL CONSIDERATION otal Consideration uyer Broker Compensation eller Credit to Buyer eposit direct to Seller		DEBITS	CREDITS
		8,280.00 600.00 8,280.00	276,000.00
PRORATIONS/ADJUSTMENTS County Taxes at \$431.66/annually from 06/30/2025 to 07/01/2025			1.20
COMPENSATION CHARGES Coldwell Banker Realty		8,280.00	
DEPT. of HOUSING - Dept of Housing & Community Development Duplicate Fees		50.00	
OTHER DEBITS/CREDITS  MyNHD, Inc. for Natural Hazard Disclosure Report Cardinal Escrow, Inc for Upfront HCD Fee Gregory Bingham to reimbursement for The Junkluggers Trustee Insurance Agency, Inc for Trustee Insurance Hold For HCD Transfer Clearance		94.95 35.00 1,120.00 3,747.10 75.00	
TITLE/TAXES/RECORDING CHARGES Property Taxes 2nd 1/2 for 24/25 to Orange County Tax Collector Conditional Tax Clearance Certificate to Orange County Tax Collector		497.83 10.00	
ESCROW CHARGES - Cardinal Escrow, Inc. Title - Escrow Fee		1,500.00	
Net Proceeds		243,431.32	
TOTAL	\$	276,001.20	\$ 276,001.20

## SAVE THIS STATEMENT FOR INCOME TAX PURPOSES

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

3070 Bristol Street, Suite 640, Costa Mesa, CA 92626

A true and correct copy of the foregoing document entitled (*specify*): <u>AMENDED</u> CHAPTER 7 TRUSTEE'S REPORT OF SALE [FRBP 6004(f)(1)] will be served or was served (a) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (b) in the manner stated below:

1. <u>TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF)</u>: Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On <u>July 8, 2025</u>, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Bradford Barnhardt bbarnhardt@marshackhays.com, bbarnhardt@ecf.courtdrive.com,alinares@ecf.courtdrive.com Christopher L Blank chris@chrisblanklaw.com Aaron E. De Leest adeleest@marshackhays.com, adeleest@marshackhays.com,alinares@ecf.courtdrive.com Robert P Goe kmurphy@goeforlaw.com, rgoe@goeforlaw.com;goeforecf@gmail.com;Goe.RobertP.R@notify.bestcase.com;ajohnston@goeforlaw.com Jeffrey I Golden (TR) lwerner@go2.law, kadele@go2.law;C205@ecfcbis.com D Edward Hays ehays@marshackhays.com, ehays@ecf.courtdrive.com;alinares@ecf.courtdrive.com;cmendoza@marshackhays.com;cmendoza@ecf.courtdrive.com Brandon J. Iskander biskander@goeforlaw.com, kmurphy@goeforlaw.com Eric P Israel epi@Inbyg.com, danninggill@gmail.com;eisrael@ecf.inforuptcy.com Shantal Malmed shantal.malmed@gmlaw.com, cheryl.caldwell@gmlaw.com , cheryl.caldwell@gmlaw.com Mark A Mellor mail@mellorlawfirm.com, mellormr79158@notify.bestcase.com Laila Rais Imasud@marshackhays.com, Imasud@ecf.courtdrive.com;Ibuchanan@marshackhays.com;alinares@ecf.courtdrive.com Valerie Smith claims@recoverycorp.com United States Trustee (SA) ustpregion16.sa.ecf@usdoj.gov ☐ Service information continued on attached page 2. SERVED BY UNITED STATES MAIL: On Date, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed. ☐ Service information continued on attached page 3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) Date, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed. ☐ Service information continued on attached page I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct. July 8, 2025 Lori Werner Printed Name Date Sianature